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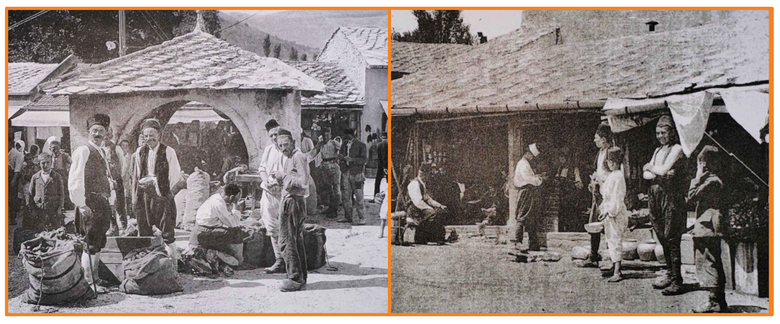
# The impact of changes in ownership structure on the transformation of commercial spaces in Mostar
# Utjecaj promjene vlasničke strukture na transformaciju trgovačkih prostora u Mostaru



## 1440.-1878.

Mostar se prvi put spominje 1468. s 16 domova. Dolaskom Osmanlija grad brzo raste zahvaljujući trgovačkim putevima između Sarajeva i Dubrovnika. Formiraju se mahale i čaršija, središte trgovine i zanatstva s Velikom i Malom tepom. U 16. stoljeću Mostar doživljava gospodarski vrhunac, ali požar 1862. uništava većinu drvenih dućana. Urbani oblik grada formira se do 17. stoljeća i ostaje gotovo nepromijenjen do Austro-Ugarske.

Mostar was first mentioned in 1468 with 16 houses. Under Ottoman rule, the city grew rapidly thanks to trade routes between Sarajevo and Dubrovnik. Residential quarters (mahalas) and the bazaar developed as the center of trade and craftsmanship, with the Great and Small Tepa markets. In the 16th century, Mostar reached its economic peak, but a fire in 1862 destroyed most wooden shops. The city's urban form was shaped by the 17th century and remained largely unchanged until the Austro-Hungarian period.





## 1878.-1940.

Tijekom Austro-Ugarske Mostar se razvija: zadržava osmansku čaršiju, razvijaju se novi trgovački prostori uz prometnice i u novim dijelovima grada. Izgradnja željeznice 1885. ubrzava protok robe i povećava strateški značaj grada. Uvode se zakonske regulative, trgovačka i obrtnička udruženja, a arhitektura se mijenja, veće zgrade i šire ulice zamjenjuju drvene obrte. Razdoblje označava prijelaz Mostara prema organiziranoj trgovini.

During the Austro-Hungarian period, Mostar developed: it retained the Ottoman bazaar, while new commercial spaces emerged along main roads and in new parts of the city. The construction of the railway in 1885 accelerated the flow of goods and increased the city's strategic importance. Legal regulations and trade and craft associations were introduced, and the architecture changed, with larger buildings and wider streets replacing wooden workshops. This period marked Mostar's shift to organized trade.





## 1945.-1991.

Tijekom socijalističke Jugoslavije trgovina u Mostaru bila je državna i planska, bez privatnog sektora. Robne kuće, poput Razvitka i HIT-a, nudile su razne proizvode i bile prostori svakodnevnog života, susreta i urbane dinamike. Smještene blizu centra grada, simbolizirale su kolektivnu potrošnju i socijalistički urbanizam. Tijekom rata 1990-ih obje su teško oštećene, čime završava era robnih kuća i otvara se doba kapitalističkih trgovačkih centara.

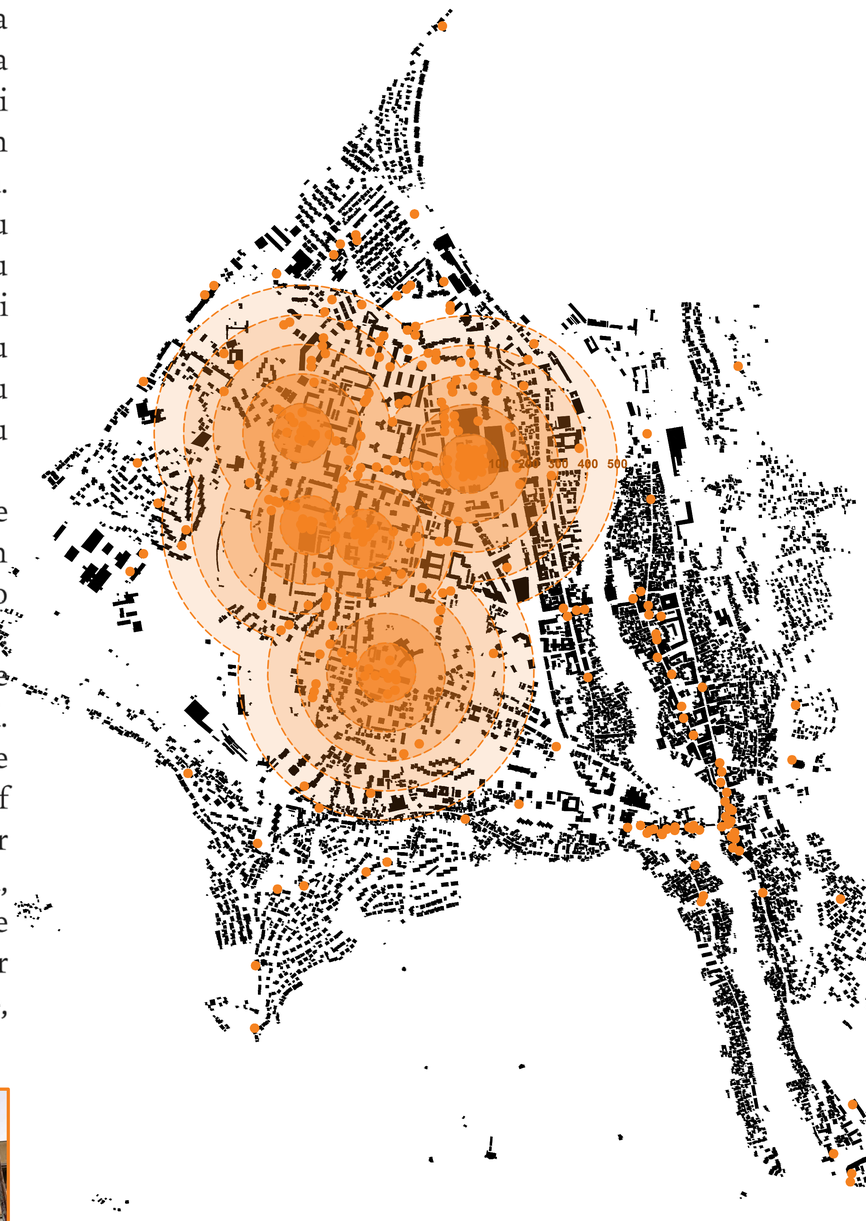
During socialist Yugoslavia, trade in Mostar was state-controlled and planned, with no private sector. Department stores, such as Razvitak and HIT, offered a variety of products and served as spaces for everyday life, social gatherings, and urban activity. Located near the city center, they symbolized collective consumption and socialist urbanism. During the 1990s war, both were heavily damaged, marking the end of the department store era and the beginning of capitalist shopping centers.




## 1992.-2025.

Promjenom političkog sustava mijenja se i struktura trgovine u Mostaru. Robne kuće, koje su bile središta trgovine zbog oštećenja prestaju s radom. Trgovina prelazi iz državnog u privatni sektor. Razvojem grada i jačanjem ekonomije raste potreba za novim trgovačkim prostorima. Zbog njihovog nedostatka, trgovina se postupno širi u prizemlja i stambenih zgrada. U više dijelova grada aktiviraju se prizemlja sličnim intervencijama. Počinju se graditi zgrade mješovite namjene koje već u projektima predviđaju prizemlja za trgovinu i uslužne djelatnosti. Na prostoru nekadašnje čaršije, nakon obnove Starog mosta, formiraju se trgovačke ulice.

With the change of the political system, the structure of trade in Mostar also changed. Department stores, which had been the centers of trade, ceased to operate due to damage. Trade shifted from the state to the private sector. With the city's development and the strengthening of the economy, the demand for new commercial spaces increased. Due to their shortage, retail gradually expanded into the ground floors of residential buildings. In several parts of the city, ground floors were reactivated through similar interventions. Hybrid buildings began to be constructed, with ground floors already planned for retail and service activities in their initial designs. In the area of the former čaršija (bazaar), after the reconstruction of the Old Bridge, new shopping streets were formed.





## Trgovački centri

Početkom 2000-ih započinje izgradnja suvremenih trgovačkih centara u Mostaru. Prvi centar izgrađen je 2000. godine, a do 2012. izgrađeno ih je ukupno pet, svi smješteni u gustoj urbanoj strukturi zapadnog dijela grada. Trgovački centri većinom su projektirani kao hibridne građevine, u donjim etažama nalaze se prodajni prostori, dok su na višim etažama stambene jedinice. Izgradnjom i otvaranjem novih centara stariji poslovni prostori postupno gube funkciju, a trgovački prostori ostaju prazni. Na to je osobito utjecalo otvaranje Mepas Malla 2012. godine, najvećeg trgovačkog centra na području Hercegovine.

## Shopping malls

At the beginning of the 2000s, the construction of modern shopping centers began in Mostar. The first center was built in 2000, and by 2012 a total of five centers had been constructed, all located within the dense urban structure of the western part of the city. Most shopping centers were designed as hybrid buildings, with retail spaces on the lower floors and residential units on the upper floors. With the construction and opening of new centers, older commercial spaces gradually lost their function, leaving retail areas vacant. This was particularly influenced by the opening of Mepas Mall in 2012, the largest shopping center in the Herzegovina region.

